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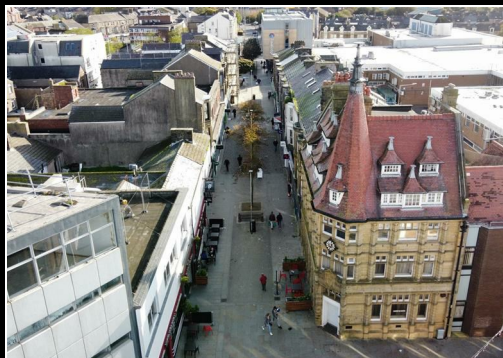
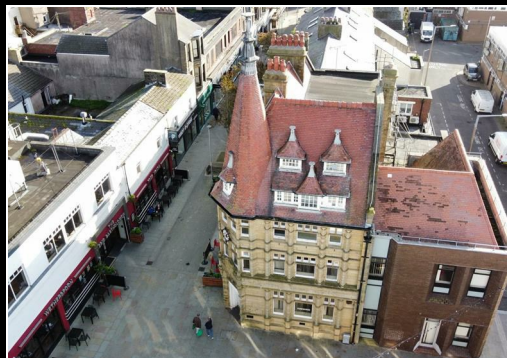


**Former Barclays Bank, 17-19 Euston Road, Morecambe, LA4 5DF**  
**£28,000 Per Annum**



# Former Barclays Bank, 17-19 Euston Road, Morecambe, LA4 5DF

## £28,000 Per Annum



### Location

Morecambe is an extremely popular traditional seaside holiday resort sitting on the eastern shores of Morecambe Bay looking towards the Lakeland Fells.

Preston is located some 28 miles to the south, Lancaster 3 miles to the east and to the north west and north east lie the Lake District and Yorkshire Dales National Parks respectively.

Morecambe is benefitting from ongoing development and regeneration initiatives including the proposed Eden Project North for which a planning application has been recently submitted.

Designed to take into account the ecology of the Bay, Eden Project North will further enhance the tourist and resident attraction of Morecambe, once built, as well as further improve student diversity in conjunction with Lancaster University. The proposed Eden Project North will not be far from the subject premises.

### Description

Imposing and extensive vacant former Banking Premises offering great scope for a number of different users subject to any necessary planning permission. Situated in the heart of Morecambe town centre with some views of Morecambe Bay, these particularly spacious premises offer excellent business potential.

With accommodation over 4 floors and great street presence, the premises must be viewed to fully appreciate their undoubted potential.

We are advised that the overall total floor area is in the region of 464 square metres (5,000 square feet) or thereabouts.

### Accommodation

#### Ground Floor

Front Entrance with Inner Door leading to the former Banking Hall.

#### Former Banking Hall

33'9" x 20'6" (10.310 x 6.261)

Overall measurement, open plan to various office areas.

#### Office Area

20'8" x 11'1" (6.321 x 3.381)

#### Office Area

11'11" x 10'9" (3.647 x 3.287)

#### Office Area

14'0" x 10'0" (4.287 x 3.063)

#### Basement

Great storage area with various walk in safes.

#### First Floor

#### Landing

#### Open Plan Office Area

23'6" x 13'1" (7.188 x 3.991)

#### Office Area

25'8" x 10'7" (7.837 x 3.231)

Overall measurement.

#### Office

10'6" x 10'3" (3.213 x 3.129)

#### Office

10'2" x 7'11" (3.102 x 2.436)

#### Office

20'7" x 15'6" (6.290 x 4.740)

Plus recess.

#### Second Floor

#### Landing

#### Toilet Blocks

#### Kitchen / Staff Room

26'4" x 10'11" (8.037 x 3.333)

### Office

12'4" x 11'7" (3.774 x 3.553)

### Store Room

10'4" x 5'7" (3.151 x 1.715)

### Third Floor

### Landing

### Office

11'0" x 11'1" and 10'11" x 10'10" (3.370 x 3.382 and 3.330 x 3.311)

In 2 sections.

### Office

12'8" x 8'2" (3.878 x 2.500)

### Office

10'3" x 8'2" (3.128 x 2.500)

### Kitchen & Store Area

### Services

All mains services available.

### Rateable Value

£18,500.

### Lease Terms

New lease on terms to be agreed at an annual rental of £28,000 per annum.

### Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in connection with the preparation of the lease.

### Viewing Arrangements

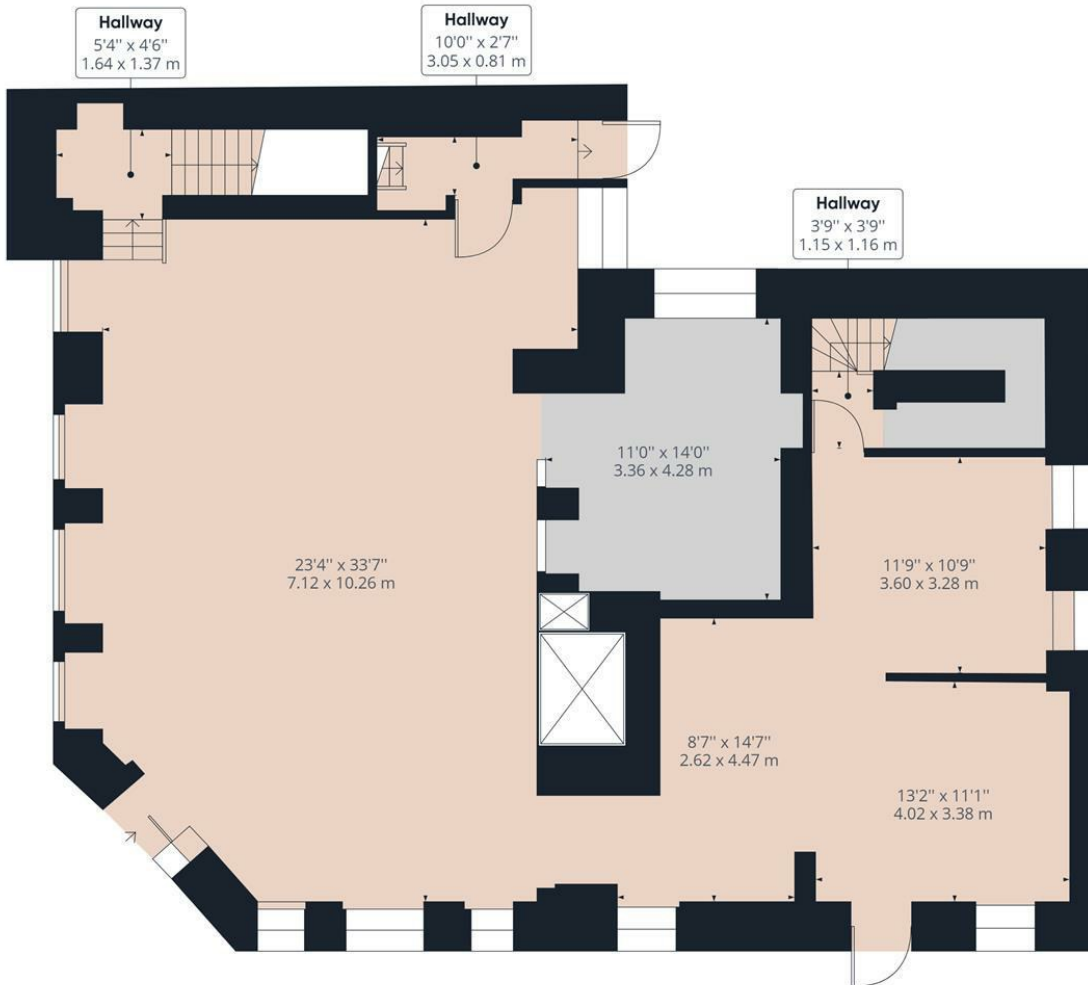
Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)





| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



**Approximate total area<sup>(1)</sup>**  
 1469.46 ft<sup>2</sup>  
 136.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.